

PROVIDE DOUBLE RAFTERS AND DOUBLE TRIMMERS TO ROOF WINDOWS

RAFTER ENDS TO BE STRAPPED TO WALLPLATE WITH 2.5 X 30mm M.S. STRAPS WHERE NO CEILING JOISTS EXIST.

3 NO. 50 x 200 mm JOISTS (C-24) Bolted together AS RIDGE BEAM (CALCULATION NO. 2)

NOTE: PITCH OF ROOF TO MATCH EXISTING. POSITION OF EAVES CAN CHANGE WHETHER NEW ROOF WILL BE LEVEL WITH EXISTING OR BELOW CURRENT FACIA.

HEIGHT OF EAVES WILL BE DIFFERENT EACH SIDE.

FOUNDATIONS:-

TRENCH FILL FOUNDATION 450mm WIDTH OR PROVIDE STRIP CONCRETE FOUNDATIONS 600mm WIDE, 225mm THICK. FOUNDATIONS WITHIN 1 METRE OF DRAIN TO BE AT OR BELOW INVERT OF THAT DRAIN. STANDARD FOUNDATION DEPTH 1m OR TO SUIT SITE SOIL CONDITIONS AND L.A. APPROVAL. ANY SEWER PASSING THROUGH FOUNDATION WALLS TO BE PROTECTED BY CONCRETE LINTELS AND 50mm GAP. ALL DRAINS PASSING UNDER BUILDING TO BE EXPOSED AND PROTECTED TO SATISFACTION OF LOCAL AUTHORITY.

CAVITY WALLING:-

CAVITY WALL (U VALUE 0.28 W/m²K)
100mm BRICK OUTER, MINIMUM 50mm CAVITY, PLUS 50mm CELOTEX CG4000 PARTIAL FILL INSULATION OR EQUIVALENT AGAINST INNER SKIN OF 100mm AIRCRETE INSULATING BLOCK. BRICKWORK TO BE BONDED TO EXISTING. CAVITY TO BE CONTINUOUS AT JUNCTIONS AND CLOSED AT EAVES LEVEL WITH NON COMBUSTIBLE CONSTRUCTION. PLUS INSULATED CAVITY CLOSERS TO OPENINGS. WALL TIES TO BE AT 800mm HORIZONTAL AND 450 VERTICAL CENTRES, PLUS 225mm CENTRES VERTICALLY EACH SIDE OF OPENINGS. CAVITY TO BE MAINTAINED A MINIMUM OF 225mm BELOW LOWEST DPC.

PROVIDE SUITABLE DRY LINING TO SEMI EXPOSED CONSERVATORY WALLING USING SUITABLE INSULATION BOARD TO ACHIEVE U VALUE 0.3 W/m²K. E.G. 60mm CELOTEX CG4060.

FLOORING:-

SOLID FLOOR (U VALUE 0.22 W/m²K)
MINIMUM 65mm SCREED OR 19mm T&G BOARDING ON DPM 1200g ON INSULATION BOARD e.g. 85mm CELOTEX FF3000 OR EQUIVALENT.
INSULATION SLABS TO BE COVERED WITH A SEPARATING SHEET OF BUILDING PAPER TO BS1521, AND LAID TIGHT BUTT JOINTED DIRECTLY ONTO MINIMUM 100mm CONCRETE SLAB, WITH EDGE INSULATION OF 30mm TO BE PROVIDED AT ALL PERIMETERS TO FULL DEPTH OF SCREED. ON 150mm COMPACTED HARDCORE

D.P.C.:-

FLOORING D.P.M. 1200g POLYTHENE AT LEVEL, NOT LOWER THAN SURFACE OF GROUND, AND CONTINUOUS WITH WALLING D.P.C. WHICH IS MINIMUM 150mm ABOVE GROUND LEVEL. HORIZONTAL AND VERTICAL DPC TO ALL NEW REVEALS TO BS.743.

PITCHED ROOFING:-

INSULATION BETWEEN RAFTERS (U VALUE 0.18 W/m²K)
PROVIDE BREATHABLE MEMBRANE, WITH 75mm GA 4075 CELOTEX BETWEEN RAFTERS, AND 60mm CELOTEX GA 4060 ON THE UNDERSIDE, PLUS 12.5mm PLASTERBOARD. OR EQUIVALENT. PLUS RAFTER ENDS TO BE STRAPPED TO WALLPLATE WITH 2.5 x 30mm M.S. STRAPS. WHERE NO CEILING JOISTS EXIST.
TILES TO MATCH EXISTING ON 38 x 25mm BATTENS ON APPROVED REINFORCED UNDERLAY, ROOF TO BE STRAPPED TO EXTERNAL WALLS BY 5 x 30mm MILD STEEL ANCHORS AT 2m SPACING. REMAINDER ROOF DESIGN AS DETAILED ON PLANS AND SECTIONS.

PROVIDE CAVITY TRAY AND CODE 4 LEAD FLASHING WHERE NEW ROOF ABUTS HOUSE WALL.

NEW AND EXISTING ROOMS TO HAVE 1/20th FLOOR AREA VENTILATION PROVIDED BY WINDOWS AS DETAILED ON PLAN, TOGETHER WITH TRICKLE VENTS GIVING 8000mm² VENTILATION.

PITCHED ROOF TO HAVE A SOLID BREATHABLE MEMBRANE LAID OVER RAFTERS.

KITCHEN AREA TO HAVE ADDITIONAL MECHANICAL VENTILATION TO EXTERNAL AIR OF NOT LESS THAN 60 LITRES/SEC WITH INTERMITTENT OPERATION, (OR 30 LITRES/SEC IF INCORPORATED IN A COOKER HOOD)

ANY EXISTING UNDERFLOOR VENTILATION TO BE MAINTAINED BY USE OF 100mm DUCTING IN THE SOLID FLOORING, TERMINATING IN 225 x 75mm TERRA COTTA VENTILATING BRICKS AND CAVITY LINERS AT 900mm CENTRES.

TOUGHENED SAFETY GLASS TO BS.6206 1981 TO BE USED BELOW 800mm IN ANY WINDOW GLAZING, OR BELOW 1500mm IN ANY PATIO AND GLASS DOORS, OR ANY GLAZING WITHIN 300mm OF THESE DOORS.

ALL GLAZING TO NEW WINDOWS AND DOORS, WITH MORE THAN 50% GLASS, TO ACHIEVE A 'U' VALUE OF 1.6W/m²K, WITH 16mm AIRGAP AND SOFT LOW E COATING GLASS, PLUS ALL REMAINING GLASS TO BE DG.

TO BS 8301. - AS DETAILED ON PLANS.

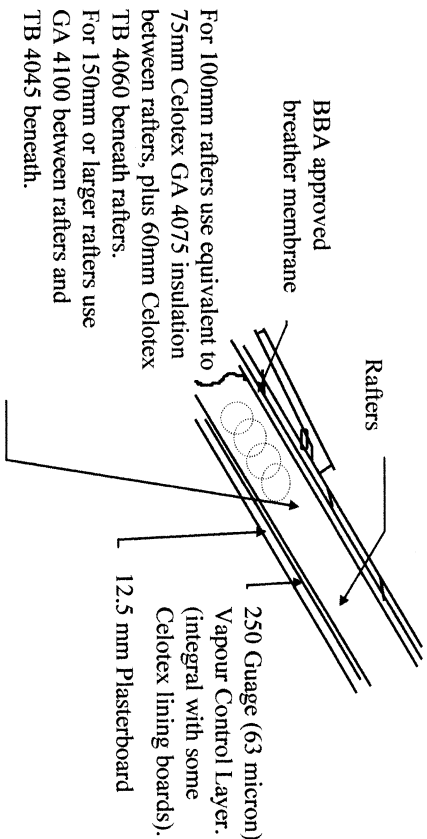
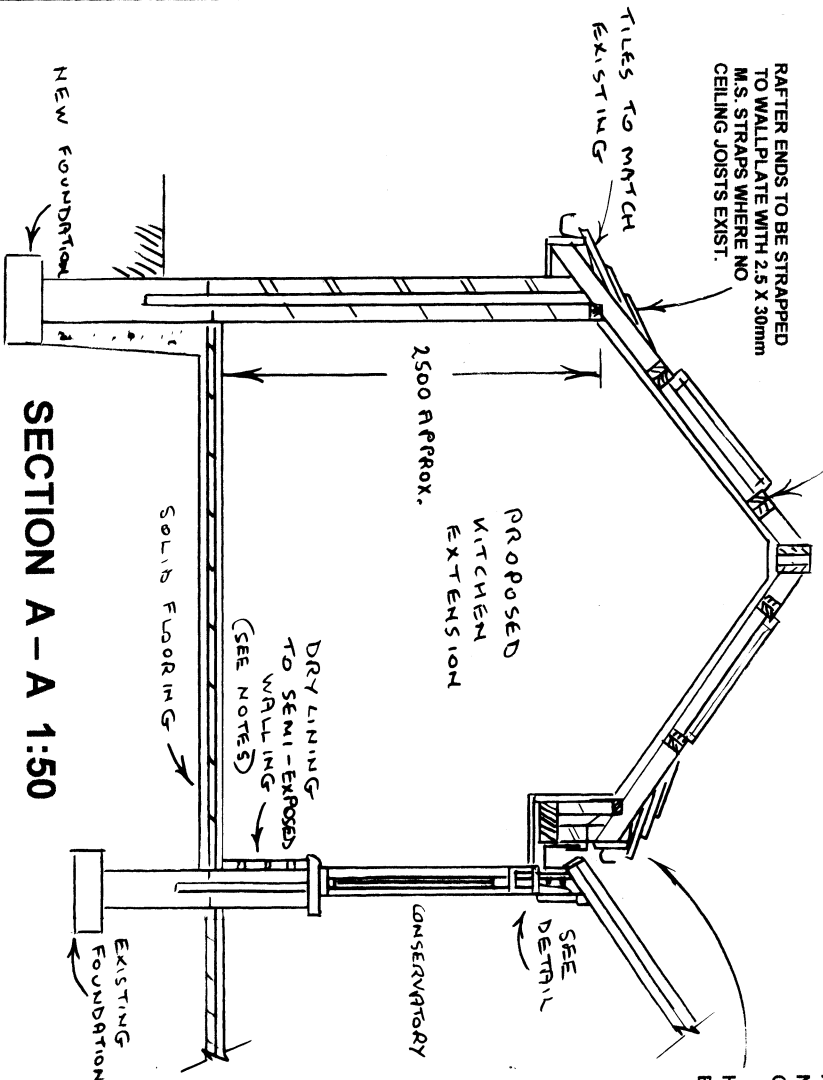
TO BS 5572. - PROVIDE 40mm SINK UPVC DISCHARGE PIPE VIA DEEP SEAL TRAP TO EXISTING GULLEY COLD BRIDGING EFFECT TO BE AVOIDED ACROSS GILLS AND JAMBS BY USE OF LINTELS WITH INTEGRAL INSULATION AND INSULATED VERTICAL D.P.C. TOGETHER WITH CAVITY CLOSURES.

75% OF ALL NEW LIGHT FITTINGS TO ONLY TAKE BE HIGH EFFICIENCY LAMPS (GREATER THAN 45 LUMENS /CIRCUIT WATT).

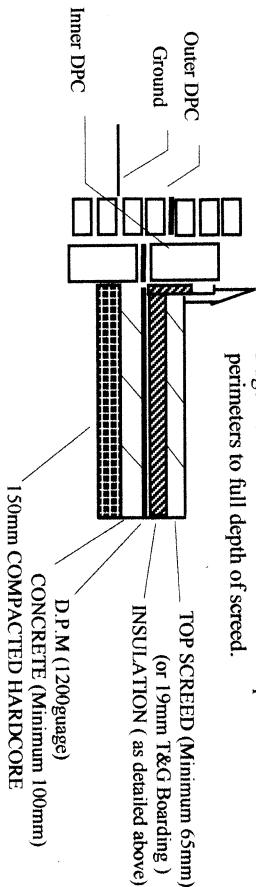
INCLUDE THERMOSTATICALLY CONTROLLED VALVES OR EQUIVALENT TO ANY RADIATORS FITTED IN NEW AREAS, PLUS ANY NEW BOILER TO BE CONDENSING TYPE WITH A MINIMUM EFFICIENCY OF 92% AND INSTALLED BY GAS SAFE PERSON.

ALL NEW ELECTRICAL WORK IS REQUIRED TO MEET PART P (ELECTRICAL SAFETY) AND TO BE DESIGNED, INSTALLED, INSPECTED AND TESTED BY A PERSON COMPETENT TO DO SO. A COPY OF THE ELECTRICAL INSTALLATION CERTIFICATE TO BS 7671:2008 TO BE SUBMITTED TO THE COUNCIL PRIOR TO COMPLETION OF WORK.

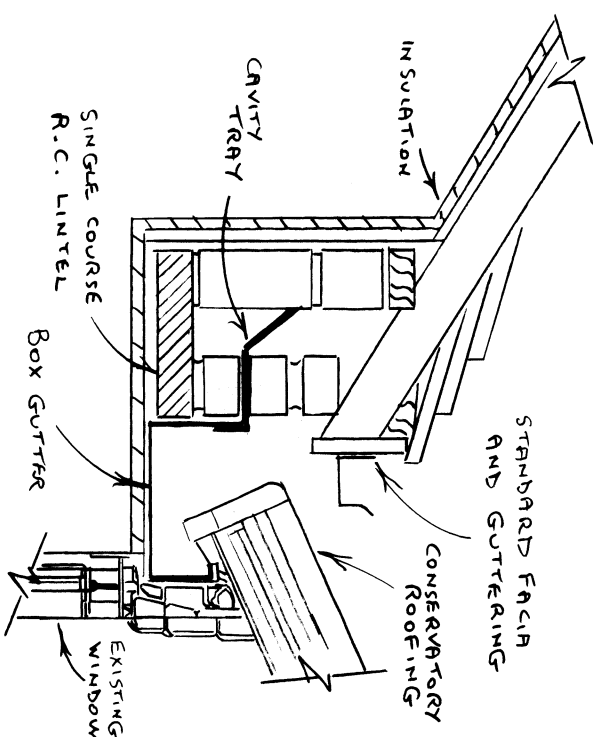
NOTES:
All dimensions to be checked on site before work commences at each stage, especially where boundaries are concerned.
Adequate headroom to be determined for stairs and doors before fitting.
This plan to be taken in conjunction with any schedule of works prepared by the property owner, and any consultants calculations.
The suitability of existing doors or windows for re-use is not guaranteed.



DETAIL OF RAFTER INSULATION TO PITCHED ROOFING 'U' VALUE = 0.18 W/m² K



DETAIL OF SUB-FLOOR INSULATION



DETAIL OF CONSERVATORY BOX GUTTER

ROGER CLARK (ARCHITECTURAL SERVICES)
Tel: 023 9237 3841

PLAN No: **24395 / 3**

Section & Details Scale: **1:50**

PROPOSED EXTENSION

138a LOVEDEAN LANE

WATERLOOVILLE